



Cross View Terrace

Nevilles Cross DH1 4JY

Offers In The Region Of £310,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Cross View Terrace

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- No chain involved
- EPC RATING - C
- Four well proportioned bedrooms

- Investment opportunity
- Walking distance to university buildings
- Two bathrooms

- Superb location with easy access to Durham City centre
- Remodelled and refurbished
- Garage and land to the rear

Early viewing is highly recommended to take advantage of the opportunity to purchase with no chain involved, this fully refurbished and remodelled house situated in a prime location. Cross View Terrace is located in the popular Nevilles Cross area of the city within easy reach of all amenities, as well as all university buildings.

The floor plan comprises of an entrance vestibule, spacious living room, inner hall with stairs leading to the first floor and a dining room opening in to the refitted kitchen with a full range of integrated appliances. There is also a bedroom with ensuite shower room to this level. To the first floor there are three well proportioned bedrooms which share the modern refitted bathroom. Externally there is a garage and a plot of land situated across the rear access lane.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC double glazed door. Having an internal door to the living room.

Living Room

17'10" x 13'3" (5.46 x 4.04)

Spacious reception room with a UPVC double glazed window to front and a radiator.

Hall

With stairs leading to the first floor.

Dining Room

9'3" x 8'10" (2.82 x 2.71)

Open plan to the kitchen making it the perfect sociable space for entertaining. Having laminate flooring and radiator.

Kitchen

10'2" x 8'7" (3.12 x 2.64)

Refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, along with an integrated fridge, freezer, washing machine and dishwasher. Further features include UPVC double glazed windows to the side and rear, laminate flooring, radiator and UPVC double glazed external door to the rear.

Bedroom Four

13'0" x 7'10" (3.98 x 2.40)

Double bedroom with a UPVC double glazed window to the rear, wall panel radiator and cupboard which houses the combi gas central heating boiler.

Ensuite

7'1" x 3'9" (2.16 x 1.16)

Comprising of a cubicle with mains fed shower, a wash basin set to a vanity unit, WC, a heated towel rail, recessed spotlighting, laminate flooring and extractor fan.

FIRST FLOOR

Landing

Bedroom One

16'3" x 10'4" (4.96 x 3.16)

Generous double bedroom with a UPVC double glazed window to the front and a radiator.

Bedroom Two

11'5" x 8'10" (3.50 x 2.71)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

9'10" x 7'1" (3.00 x 2.18)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

9'8" x 5'6" (2.97 x 1.70)

Refitted with a panelled bath, cubicle with mains fed shower, a wash basin set to a vanity unit, WC, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

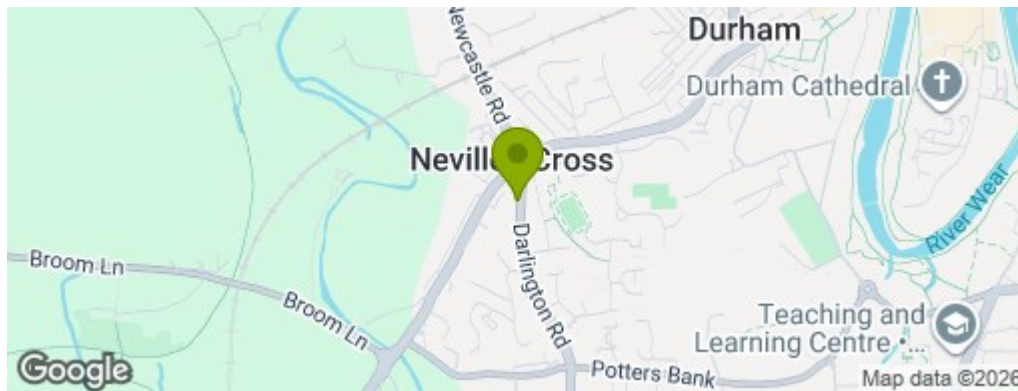
To the rear of the property is a plot of land which is situated across the rear access lane.

Garage

Accessed from the rear of the property with an up and over door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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